087.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,900 / 805,900
					USE VALUE:	805,900 / 805,900
					ASSESSED:	805,900 / 805,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBAITI AHMED & PAIVI
Owner 2:	
Owner 3:	
Street 1:	78 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VICKERS SUSAN -
Owner 2:	-
Street 1:	78 CUTTER HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,560 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 2100 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5560.000	395,100		410,800	805,900
Total Card	0.128	395,100		410,800	805,900
Total Parcel	0.128	395,100		410,800	805,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.76 | /Parcel: 383.7

Legal Description

User Acct 55086

GIS Ref

GIS Ref

Insp Date 09/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,900	0	5,560.	410,800	745,700	745,700	Year End Roll	12/18/2019
2019	101	FV	258,900	0	5,560.	381,400	640,300	640,300	Year End Roll	1/3/2019
2018	101	FV	258,400	0	5,560.	381,400	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	258,400	0	5,560.	334,500	592,900	592,900	Year End Roll	1/3/2017
2016	101	FV	258,400	0	5,560.	305,100	563,500	563,500	Year End	1/4/2016
2015	101	FV	244,600	0	5,560.	269,900	514,500	514,500	Year End Roll	12/11/2014
2014	101	FV	244,600	0	5,560.	255,300	499,900	499,900	Year End Roll	12/16/2013
2013	101	FV	244,600	0	5,560.	242,900	487,500	487,500		12/13/2012

!7086!

PRINT

Date	Time
12/10/20	21:45:52

LAST REV

Date	Time
10/01/20	11:33:07
apro	
7086	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VICKERS SUSAN,	74174-279	1	2/24/2020		950,000	No	No		
FLANDERS KEVIN	67945-319		9/1/2016	Estate/Div	1	No	No		
BROWN BARBARA O	57994-198		12/2/2011	Estate/Div	425,000	No	No		
	7116-277		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2020	204	Renovate	2,500	C				
4/18/2012	506	Manual	9,000					heat & a/c
2/13/2012	135	Manual	76,500					kitchen remodel an
2/2/2012	107	Manual	23,500					add consrtuct smal
12/8/2011	1603	Manual	2,000					take down 1 bedroo

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
9/21/2018	MEAS&NOTICE	CC	Chris C
6/1/2012	Measured	JBS	JOHN S
5/29/2012	Info Fm Prmt	MM	Mary M
3/2/2012	MLS	EMK	Ellen K
12/29/2008	Meas/Inspect	294	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5560		Sq. Ft.	Site		0	70.	1.06	12									410,762						410,800	

Total AC/HA:	0.12764	Total SF/SM:	5560	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	410,762	Spl Credit		Total:	410,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14999998
Const Adj.:	0.98549062
Adj $ / SQ:	147.331
Other Features:	118237
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485359
Depreciation:	90277
Depreciated Total:	395082

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

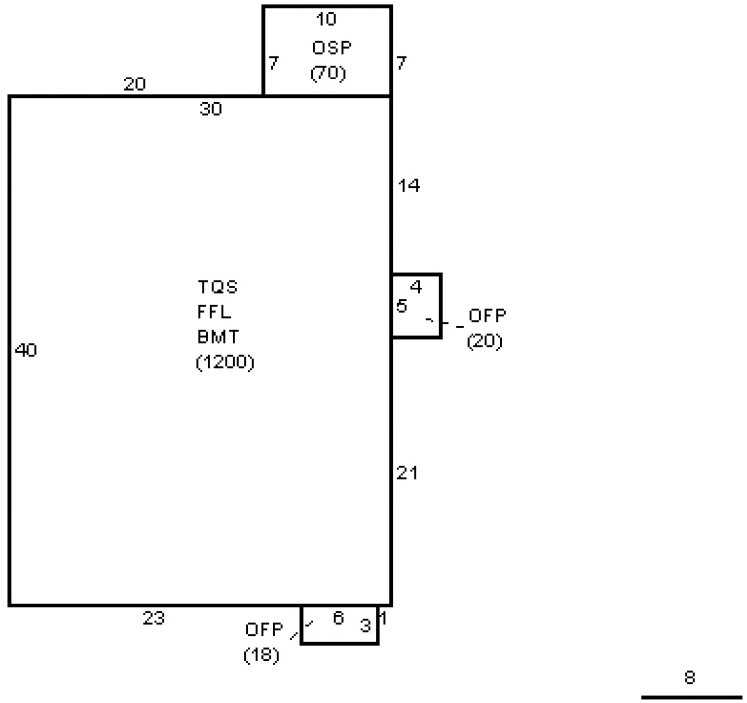
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.33
Special Features:	0	Val/Su Net:	115.93
Final Total:	395100	Val/Su SzAd	188.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	44.200	53,039
FFL	First Floor	1,200	147.330	176,797
TQS	3/4 Story	900	147.330	132,598
OSP	Screen Porch	70	43.440	3,041
OFP	Open Porch	38	43.360	1,648

Net Sketched Area:	3,408			Total:	367,123
Size Ad	2100	Gross Are	3708	FinArea	2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc